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**22 Hillview Crescent, Annan**

**DG12 6LR**

**2 Bedroom Semi-Detached House**

**Guide Price £75,000**

- An appealing and ready to move into property
- Ideal for a first time buyer or buy to let investment
- Modern fitted kitchen and bathroom
- Chrome light plates and power sockets
- Worcester Greenstar combi-boiler installed 2016
- New carpets fitted in entrance hallway and stairs
- Viewing is highly recommended

## **ACCOMMODATION**

### **ENTRANCE HALLWAY**

Entered through a part glazed fibreglass door. Roller blind. Coving. Smoke alarm. Danfoss thermostat and central heating programmer. Understairs storage cupboard with concealed electricity meter and consumer unit. Fitted carpet. Radiator. Part glazed doors through to lounge and fitted kitchen.

### **LOUNGE**

**(5.66m x 3.65m)**

Bright and spacious room with double glazed windows to the front and rear elevations. Vertical blinds. Coving. Television point. Laminate flooring. Two radiators with thermostatic valves.

### **FITTED KITCHEN**

**(2.90m x 2.45m)**

Modern wall unit and base units incorporating a stainless steel single drainer sink unit. Tiled splashbacks. Plumbed for washing machine. Space for tumble drier and large fridge/freezer. Double glazed window to the rear elevation with roller blind. Two chrome single wall lights. Coving. Extractor fan. Vinyl flooring. Part glazed rear door with roller blind.

### **STAIRS AND LANDING**

Handrail to one side. Coving. Smoke alarm. Fitted carpet. Part glazed doors off to bathroom and two good sized bedrooms.

### **BEDROOM 1**

**(4.02m x 2.76m)**

Double glazed window to the front elevation. Vertical blinds. Useful storage cupboard housing the Worcester Greenstar combi-boiler. One wall has built-in wardrobes. Coving. Fitted carpet. Radiator with thermostatic valve.

### **BEDROOM 2**

**(3.60m x 2.80m)**

Double glazed window to the rear elevation. Vertical blinds. Television point. Coving. Laminate flooring. Radiator with thermostatic valve.

### **BATHROOM**

**(1.90m x 1.70m)**

White three piece suite comprising bath, wash-hand basin and W.C. Mira sport shower over the bath. Tiled on one wall. Respatex wall boarding above bath and wash-hand basin. Obscured double glazed window to the rear elevation. Roller blind. Extractor fan. Vinyl flooring.

### **OUTSIDE**

The front garden is laid out in grass with paved pathway leading to front door. Driveway providing parking for two cars. Low level boundary fence and gate. Well established shrubbery to one side. Enclosed side garden area. Plastic garden shed. The rear garden is laid out in grass.

### **NOTES**

**The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.**

### **HOME REPORT**

A Home Report is available on this property. Prospective purchasers can access or obtain a copy, an administration fee may apply. Please contact Harper, Robertson & Shannon.

### **SERVICES**

Mains water, electricity, gas and drainage. The telephone is subject to the usual B.T. Regulations

### **VIEWING**

**By arrangement with the Selling Agents HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS**

**EPC Rating = C**

**Council Tax Band "B".**